

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF OCTOBER 15, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, October 15, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

### PARCEL CONVERSION

1. **N. Stiles Drive (James Island) TMS# 4540600220** – 1.0 ac. Request conversion of parcel to building site. Zoned Single-Family Residential (SR-1).  
Owner: Artina Development Corp.  
Applicant: Legare Hare & Smith – Jeffrey Moore

### DEVELOPMENT AGREEMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah-HPH - West Ashley) TMS# 3010000043, 042, 033, 057 & 054** – approx. 298.0 ac. Request approval to amend the Development Agreement between the City of Charleston and HPH Properties, LP.  
Owner: HPH Properties, LP  
Applicant: SeamonWhiteside + Associates – Kurt Sandness
2. **Bear Swamp Rd (Long Savannah Plantation - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval to amend the Development Agreement between the City of Charleston and Long Savannah Plantation, LLC.  
Owner: Cuthbert Family Partnership, LP & Long Savannah Partners, LP  
Applicant: Long Savannah Land Company

### PLANNED UNIT DEVELOPMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah-HPH - West Ashley) TMS# 3010000043, 042, 033, 057 & 054** – approx. 298.0 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.  
Owner: HPH Properties, LP  
Applicant: SeamonWhiteside + Associates – Kurt Sandness
2. **Bear Swamp Rd (Long Savannah Plantation - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.  
Owner: Cuthbert Family Partnership, LP & Long Savannah Partners, LP  
Applicant: Long Savannah Land Company

## **DEVELOPMENT PLAN**

- 1. Clements Ferry Road (Cainhoy) TMS# 2620000008, 026 & 2690000065** – approx. 166.82 ac.  
Request CY Development Plan approval.  
Owner: Berkeley County School District  
Applicant: Thomas & Hutton Engineering Co.

## **REZONINGS**

- 1. 808 Wappoo Rd (West Ashley) TMS# 3500200227** – 0.92 ac. Request rezoning from Residential Office (RO) to General Office (GO).  
Owner: Wappoo Road Ventures, LLC  
Applicant: Anchor Consulting Engineer, LLC
- 2. 940-950 Orange Grove Rd (West Ashley) TMS# 4150900226, 011 & 214-218** – 0.57 ac. Request rezoning from Single-Family Residential (SR-1) and Diverse Residential (DR-1F) to Diverse Residential (DR-2F).  
Owner: Multiple Owners  
Applicant: Parkshore Row Horizontal Property Regime – Craig Delk
- 3. Huguenin Ave (Upper Peninsula) TMS# 4640000017** – 5.87 ac. Request rezoning from Heavy Industrial (HI) to Mixed Use/Workforce Housing (MU-2/WH).  
Owner: LRA Promenade SYS LLC  
Applicant: Stuart Coleman
- 4. Meeting St, 528 Meeting St, 78-82 Lee St & 14 Drews Ct (East Side - Peninsula) TMS# 4590501023, 024, 047 (a portion), 055, & 091-094** – approx. 1.317 ac. Request rezoning from General Business (GB) and Diverse Residential (DR-2) to Mixed Use/Workforce Housing (MU-2/WH).  
Owner: Multiple Owners  
Applicant: Sitecast, LLC – Jacob Cordray
- 5. Forrest Drive (Governor's Cay – Cainhoy) TMS# 2710002114, 115, 127, 128, 129, 130, 138** – approx. 33.66 ac. Request approval for major amendments to approved PUD document.  
Owner: The Ryland Group, Inc.  
Applicant: Stantec Consulting Service
- 6. Shelby Ray Court (Harmony – West Ashley) TMS# 3060000003** – approx. 166.3 ac. Request rezoning from Single-Family Residential (SR-1) to Planned Unit Development (PUD).  
Owner: Whitfield Construction Company  
Applicant: D.R. Horton

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## **SUBDIVISIONS**

1. **1566 River Road (Johns Island) TMS# 3120000082** – 22.06 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) (Neighborhood District).  
Owner: Sunbelt Ventures  
Applicant: Seamon, Whiteside & Associates, Inc.
2. **Ferguson Road (Heritage Oaks – James Island) TMS# 3370000457** – 4.0 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-3).  
Owner: Sea Island Habitat for Humanity  
Applicant: Seamon, Whiteside & Associates, Inc.

## **ORDINANCE AMENDMENT**

1. Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to define Freeboard, and by amending Sec. 54-306 (i) (1) pertaining to the exception for maximum allowed height for properties located in a special flood hazard area within the 35 Old City Height District, and by amending Sec. 54-505 (c) pertaining to the exception for maximum allowed height for properties located in a special flood hazard area within the Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning districts.**  
Contact: Lee Batchelder, Zoning Administrator

## **PLAN AMENDMENT**

1. Request approval to amend The Charleston Downtown Plan, adopted by Charleston City Council on November 23, 1999, related to land use recommendations in the midtown area of the peninsula.  
Contact: Christopher Morgan, Planning Division Director

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

## **PRELIMINARY & FINAL PLATS**

1. **Carolina Bay, Phases 8C & 8D (West Ashley) TMS# 3070000100.** 13.59 ac. 78 lots. PUD. Preliminary subdivision plat pending approval.
2. **Berryhill Road (Johns Island) TMS# 2270800024.** 2.43 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
3. **Theresa Drive (James Island) TMS# 4241000030, 031, 058.** 0.55 ac. 8 lots. STR. Preliminary subdivision plat pending approval.
4. **Parcel X, Phase 4 (Daniel Island) TMS# 2750000117.** 2.46 ac. 4 lots. DI-R. Preliminary subdivision plat under review.

5. **Bolton's Landing, Phases 6A-1, 6A-2, 6A-3 (West Ashley)** TMS# 2860000003, 288. 113.0 ac. 4 lots. SR-1 (ND). Preliminary subdivision plat pending approval.
6. **Pemberton Farms (James Island)** TMS# 4280600022. 4.73 ac. 22 lots. SR-6. Preliminary subdivision plat pending approval.
7. **11 ½ Saint Philip Street (Peninsula)** TMS# 4570403052. 0.08 ac. 2 lots. DR-2F. Preliminary subdivision plat pending approval.

#### **ROAD CONSTRUCTION PLANS**

1. **Carolina Bay, Phases 8C & 8D (West Ashley)** TMS# 3070000100. 13.59 ac. 78 lots. PUD. Road construction plans under review.
2. **Theresa Drive (James Island)** TMS# 4241000030, 031, 058. 0.55 ac. 8 lots. STR. Road construction plans under review.
3. **Parcel BB, Phase 1 (Daniel Island)** TMS# 2770000011. 21.25 ac. 54 lots. DI-R. Road construction plans under review.
4. **Parcel X, Phase 4 (Daniel Island)** TMS# 2750000117. 2.46 ac. 4 lots. DI-R. Road construction plans under review.
5. **Pemberton Farms (James Island)** TMS# 4280600022. 4.73 ac. 22 lots. SR-6. Road construction plans under review.
6. **Parcel Q5, Phase 1 (Daniel Island)** TMS# 2750000155, 157. 1.4 ac. 3 lots. DI-TC. Road construction plans pending approval.
7. **Cainhoy Entrance Road (Cainhoy)** TMS# 2620000008. 4.0 ac. PUD. Road construction plans under review.
8. **Whitney Lake, Phase 2B (Johns Island)** TMS# 3120000334. 51 lots. DR-6(ND). Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St. (Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.